

ORDINANCE NO. 050310-Z-4

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT LAKELINE MALL DRIVE AND U.S. HIGHWAY 183 NORTH FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-05-0006, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 3, Block A, Northwest 183 Subdivision Section 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200300013, of the Official Public Records of Travis County, Texas, (the "Property")

locally known as the property located at Lakeline Mall Drive and U.S. Highway 183 North, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Adult oriented businesses	Cocktail lounge
Commercial blood plasma center	Exterminating services
Pawn shop services	Restaurant (general)

2. A building or structure may not exceed 12,000 square feet of gross floor area for liquor sales use.

3. The maximum floor-to-area ratio for a liquor sales use is 0.307 to 1.0.

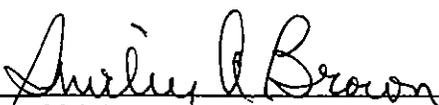
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

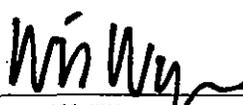
PART 3. This ordinance takes effect on March 21, 2005.

PASSED AND APPROVED

March 10, 2005 §
 §
 §

APPROVED:  David Allan Smith
City Attorney

ATTEST:  Shirley A. Brown
City Clerk


Will Wynn
Mayor

GR

GU

PUI
HOI

SP-00-0028C R45-362 RC

LAKE LINE BOULEVARD

U.S. HIGHWAY 183

U.S. HIGHWAY 183

NORTH LAKE CREEK PARKWAY

SELECTION AREA

DEVELOPED

DR
RM-028

04-0132 R45-365 RC 0P97-0017C

RETAIL CENTERS
GR

GO
00-2107

UNDEVELOPED

04-00194

R45-360 RC

CS
07-0041

01-0173

GR-CO

R45-360 RC
UNDEVELOPED

COMMERCIAL

RETAIL CENTER

GR
UNDEVELOPED

RETAIL CENTER

CH
UNDEVELOPED

RESTAURANT

BANK

LAKELINE MALL DRIVE

UNDEVELOPED

UNDEVELOPED

R45-102

CS

05-0044

UNDEVELOPED

0P-00-0080C

0P-01-0219C

0P-01-0219C

00-182

CS

05-178

00-0044

LAKELINE MALL DRIVE

0P-01-0334C

LAKELINE MALL DRIVE

0P97-0046C

00-04880

0P-00-0147C

0P-00-0080C

UNDEVELOPED
CH-PDA

GR

CH
R45-360 RC

GR

03-0048

RETAIL CENTER

UNDEVELOPED

CH

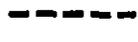
GR

UNDEVELOPED

OPEN
RETAIL
CENTER



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. GAGER



1" = 400'

ZONING EXHIBIT A

CASE #: C14-05-0006

ADDRESS: N US HWY 183 & LAKELINE

MALL DR
SUBJECT AREA (acres): 0.887

DATE: 05-01

INTLS: SM

CITY GRID
REFERENCE
NUMBER

F40

0P-00-04880

0P-00-1001C